

May. 20, 2013 -- Property Transaction Proposal
Colorado Parks and Wildlife

Ruby Mountain Ranch (aka the Pike Property) Fee Title Acquisition

Chaffee County

3.13 acres

About 8 miles southeast of Buena Vista

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the fee title acquisition of the Ruby Mountain Ranch property (\$215,000 CF for 3.13 acres).

CDC Staff Questions

None.

Capital Development Committee

May, 2013—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire fee title to a portion of the Ruby Mountain Ranch property which will provide public access for fishing and boating on the Arkansas River.		
General Information			
Name	Ruby Mountain Ranch (a/k/a the Pike property)		
Number of acres	3.13		
Location	Approximately 8 miles southeast of Buena Vista and less than .5 miles northeast of Nathrop, on the east side of Hwy 285.		
County	Chaffee		
Costs / Source of Funding			
Purchase Price	\$215,000.00	Funding Source*	GOCO Park Purpose
GOCO	GOCO funds are not appropriated in the long bill.		
	Fiscal Year	2010-11 – GOCO Parks Purpose	
	Grant	G11-2010-5C	
	Grant Amount	\$350,000	
	Remaining Unexpended Balance	\$129,958	
GOCO	GOCO funds are not appropriated in the long bill.		
	Fiscal Year	2011-12 – GOCO Parks Purpose	
	Grant	G12-2011-05C	
	Grant Amount	\$350,000	
	Remaining Unexpended Balance	\$350,000	
Annual Monitoring and Operation Costs	\$5,000.00	It is anticipated that the cost to maintain this site will be fairly equivalent to the cost currently incurred for maintaining the existing Ruby Mountain Recreation Site (RMRS). Funding for the operating costs of the property will come from State Park Operations Line Item under the Parks and Outdoor Recreation Group in the Long Bill. This cost includes an annual estimated Impact Assistance Grant payment to offset property tax revenue loss for Chaffee County of \$3.50 for this	

		property.
Development Costs	\$65,000.00	<p>Site will need signage, fencing (wire), road lengthening/widening, staging area, campsite(s), picnic site, and boat ramp construction.</p> <p>Funding to support the development costs will be submitted through the Executive Branch budget request.</p>
<p>*Note: The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.</p>		

Summary of Proposal

Colorado Parks and Wildlife (CPW) will acquire fee title to the Property, which lies directly adjacent to the Arkansas River and the Ruby Mountain Recreation Site, an area owned by the Bureau of Land Management but leased by CPW since 2000 and managed as part of the Arkansas Headwaters Recreation Area (AHRA). Acquisition of this parcel will provide CPW with additional land and 327 feet of river frontage that will enhance the public recreational use of the RMRS for both whitewater and float fishing. The existing single-lane boat ramp will be expanded to a multi-lane boat ramp designed to alleviate extreme crowding issues experienced during the spring and summer months at the RMRS, which is one of AHRA's most popular upstream recreation sites. The acquisition of this property would also allow for the establishment of one or two additional campsites as well as the establishment of an additional picnic area (RMRS is also AHRA's most popular campground).

The Property being acquired by CPW is a portion of a larger parcel (19.78 acres) purchased by the landowners as individuals in 2000 and then transferred to their LLC in 2008. The Property has historically been used and is currently used for residential purposes.

This property was appraised for CPW at \$200,000. It was also appraised for the landowner at over \$300,000. The Landowner was unwilling to accept a purchase price of \$200,000. Because this parcel is of such importance to the public recreational use of the RMRS for both whitewater and float fishing, the Parks and Wildlife Commission authorized a payment for the purchase price of this parcel of approximately 7% above CPW's appraised value.

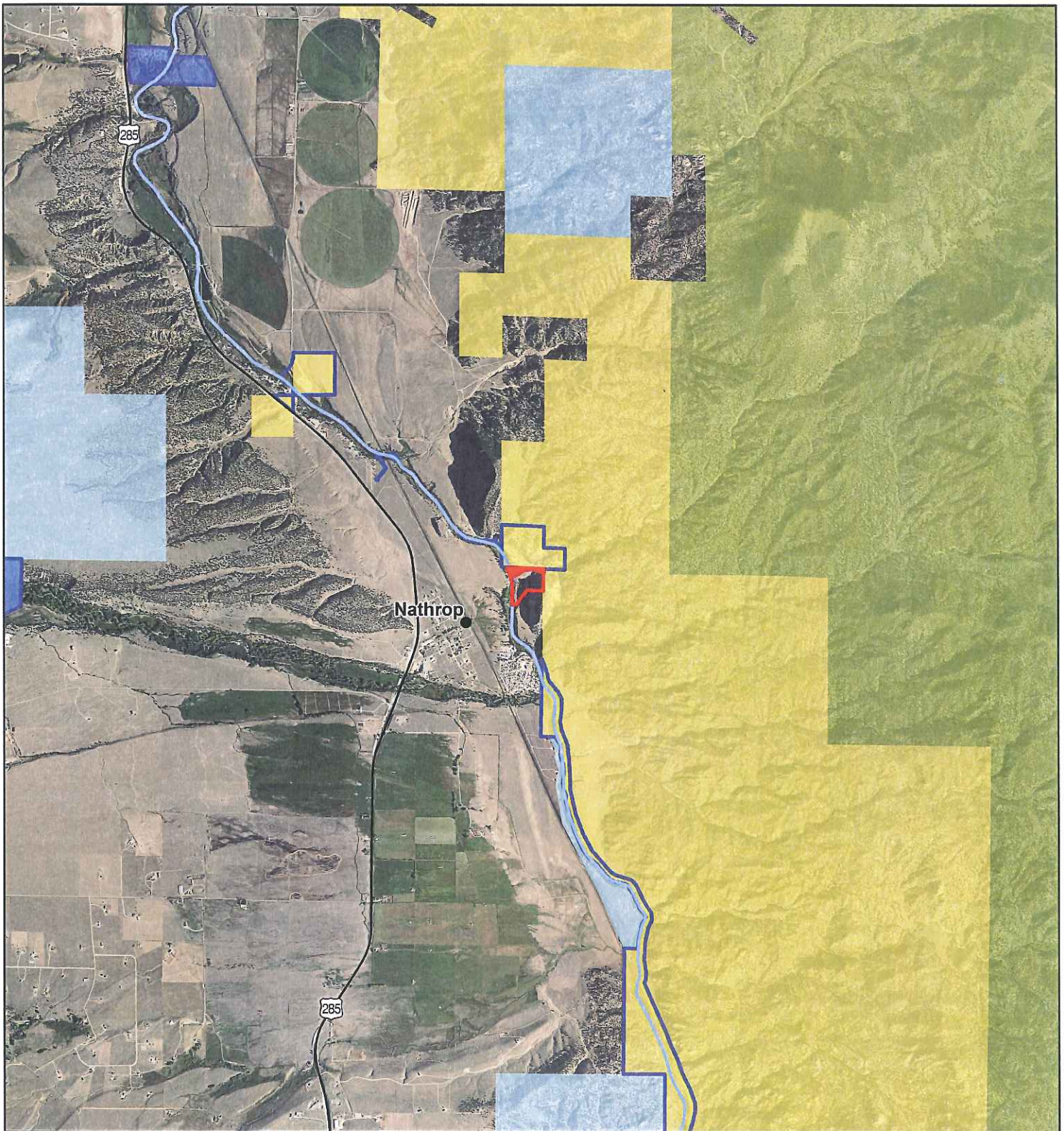
Alternative Energy: According to a review of the first map referenced below, the Property lies within a region of known or potential geothermal resources between Buena Vista and Salida. Also, according to a review of the second map referenced below, the Property does not lie within any of the Central Solar Power or Wind Resource Generation Development areas.

Geothermal Map: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar Map: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Attachments:

- Map
- Concurrence letters
- Three (3) comparables from appraisal



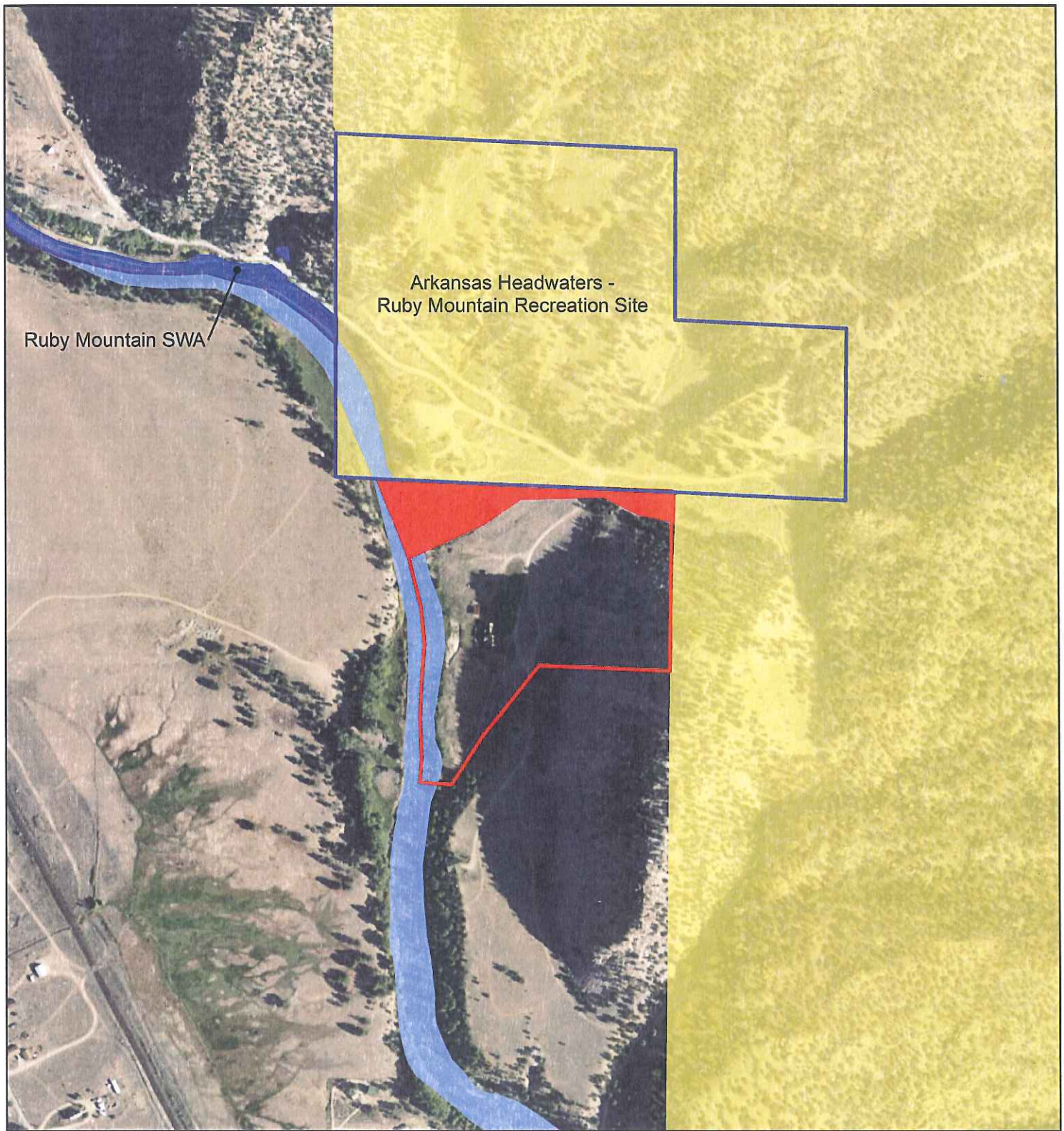
GIS Unit

Ruby Mountain Ranch - Arkansas Headwaters **13-007-SE** **Chaffee County**



- Arkansas River
- Managed by CPW
- Ruby Mountain Ranch Boundary
- Ruby Mountain Ranch Proposed Acquisition
- State
- Bureau of Land Management
- US Forest Service





Ruby Mountain Ranch - Arkansas Headwaters
13-007-SE
Chaffee County



- Managed by CPW
- Ruby Mountain Ranch Boundary
- Ruby Mountain Ranch Proposed Acquisition
- Bureau of Land Management
- Arkansas River



0 270 540 1,080 1,620 2,160 Feet





BOARD OF COMMISSIONERS

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April 9, 2013

State Representative Edward Vigil, Chair
Capital Development Committee
Colorado General Assembly
State Capitol Building, Room 029
Denver, CO 80203

Dear State Representative Vigil and members of the Committee:

The Chaffee County Board of Commissioners fully supports the Colorado Parks and Wildlife in acquiring the Jim Pike/Ruby Mountain property as an important addition to the Arkansas Headwaters Recreation Area (AHRA).

The Jim Pike/Ruby Mountain property would be an asset to the AHRA in the following ways:

- ❖ Increase the size of the boat ramp to reduce overcrowding.
- ❖ Provide more parking for day use visitors.
- ❖ Allow improved commercial use during low water.
- ❖ Provide an open space buffer between AHRA facilities and private land.
- ❖ Provide two new picnic areas.
- ❖ Both improve and increase fishing access.

We as commissioners are very aware that the economy of the upper Arkansas River valley is driven by tourism, and during the summer months this means river-based tourism. Local residents as well as visitors from throughout Colorado, the United States and international locations are drawn to the AHRA to enjoy whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping and many more outdoor activities. This property would be a feather in the cap for the newly created Colorado Parks and Wildlife agency and would also improve the recreational opportunities for the residents of Chaffee County, and all other visitors to this remarkable recreation area.

Sincerely,

A handwritten signature in purple ink that reads 'Dave Potts'.

Dave Potts
Chaffee County Board of Commissioners



GAIL SCHWARTZ
Senate District 5

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**General Assembly
State of Colorado
Denver**

COMMITTEES

Agriculture, Natural Resources, and Energy
Chair
Local Government
Member
Capital Development Committee
Vice Chair

Senate Majority Caucus Whip

April 10, 2013

State Representative Edward Vigil, Chair
Capital Development Committee
Colorado General Assembly
State Capitol Building, Room 029
Denver, CO 80203

Dear State Representative Vigil and members of the Committee:

It is my pleasure to offer my full support regarding the efforts of Colorado Parks and Wildlife in acquiring the Jim Pike/Ruby Mountain property as a key addition to the Arkansas Headwaters Recreation Area (AHRA).

Acquiring the Jim Pike/Ruby Mountain property would be an asset to the AHRA and contribute to public access at this location in several ways. For example, the property will increase the size of the boat ramp to reduce overcrowding at existing facilities, add to the availability of parking for day use visitors, enhance commercial use during periods of low water, provide needed open space buffers between AHRA facilities and private land and provide additional access for both boating and walk & wade anglers.

As you may be aware, the economy of the upper Arkansas River valley is primarily driven by tourism, more specifically, river-based tourism. Local residents, as well as visitors from throughout Colorado and the United States are drawn to the AHRA to enjoy whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping and many more outdoor activities. AHRA has worked hand in hand with the landowner for the State to acquire this property. The Jim Pike/Ruby Mt. property will be an achievement for the recently merged Colorado Parks and Wildlife agency and will greatly improve the experience for all user groups who visit the AHRA.

I strongly support this acquisition of Jim Pike/Ruby Mountain property by Colorado Parks and Wildlife.

Sincerely,

Gail Schwartz
Colorado State Senator
District 5

State Representative
JAMES D. WILSON
Colorado State Capitol
200 East Colfax Avenue, Room 271
Denver, Colorado 80203
Office: 303-866-2747
Email: james.wilson.house@state.co.us



Member:
Education Committee
Finance Committee
Public Health Care &
Human Services Committee

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

April 10, 2013

TO: State Representative Edward Vigil, Chair -- Capital Development Committee
FROM: State Representative James D. Wilson
RE: Acquisition of the Jim Pike/Ruby Mountain Property

Dear State Representative Vigil and Members of the Committee:

As the Colorado House District 60 representative I strongly support the efforts of Colorado Parks and Wildlife in acquiring the Jim Pike/Ruby Mountain Property as a key addition to the Arkansas Headwaters Recreation Area (AHRA). Acquiring the Jim Pike/Ruby Mountain property would be an asset to the AHRA and contribute to public access at this location in the following ways:

- **Expand the boat ramp to reduce overcrowding at existing facilities.**
- **Provide additional parking for day use visitors.**
- **Provide additional picnic sites.**
- **Enhance commercial use during low water.**
- **Better accommodate commercial use during low water and provide needed open space buffers between AHRA facilities and private land.**
- **Increase access for anglers.**

The economy of the upper Arkansas River valley is driven by tourism, most notably, river-based tourism. Local residents as well as visitors from throughout Colorado, the United States and international locations are drawn to the AHRA to enjoy whitewater boating, fishing, wildlife viewing, sightseeing, hiking, bicycling, camping and many more outdoor activities. This property would be a great showcase for the newly merged Colorado Parks and Wildlife agency and would greatly improve the experience for the all user groups. Thank you for giving this effort your utmost consideration.

Sincerely,

Representative Jim Wilson
House District 60, State of Colorado

Ruby Mountain Ranch – 13-007 – SE

Real Estate Comparables from Appraisal dated September 6, 2012

Sale No. 1

Date: April, 2012

Size: 2 acres

Location: Buena Vista

Sale Price: \$70,000

Price Per Acre: \$35,000

Sale No. 3

Date: July, 2009

Size: 4 acres

Location: Buena Vista

Sale Price: \$318,000

Price Per Acre: \$80,506

Sale No. 4

Date: January, 2009

Size: 3.5 acres

Location: Buena Vista

Sale Price: \$68,000

Price Per Acre: \$19,209